



City of Dublin Planning and Zoning Commission

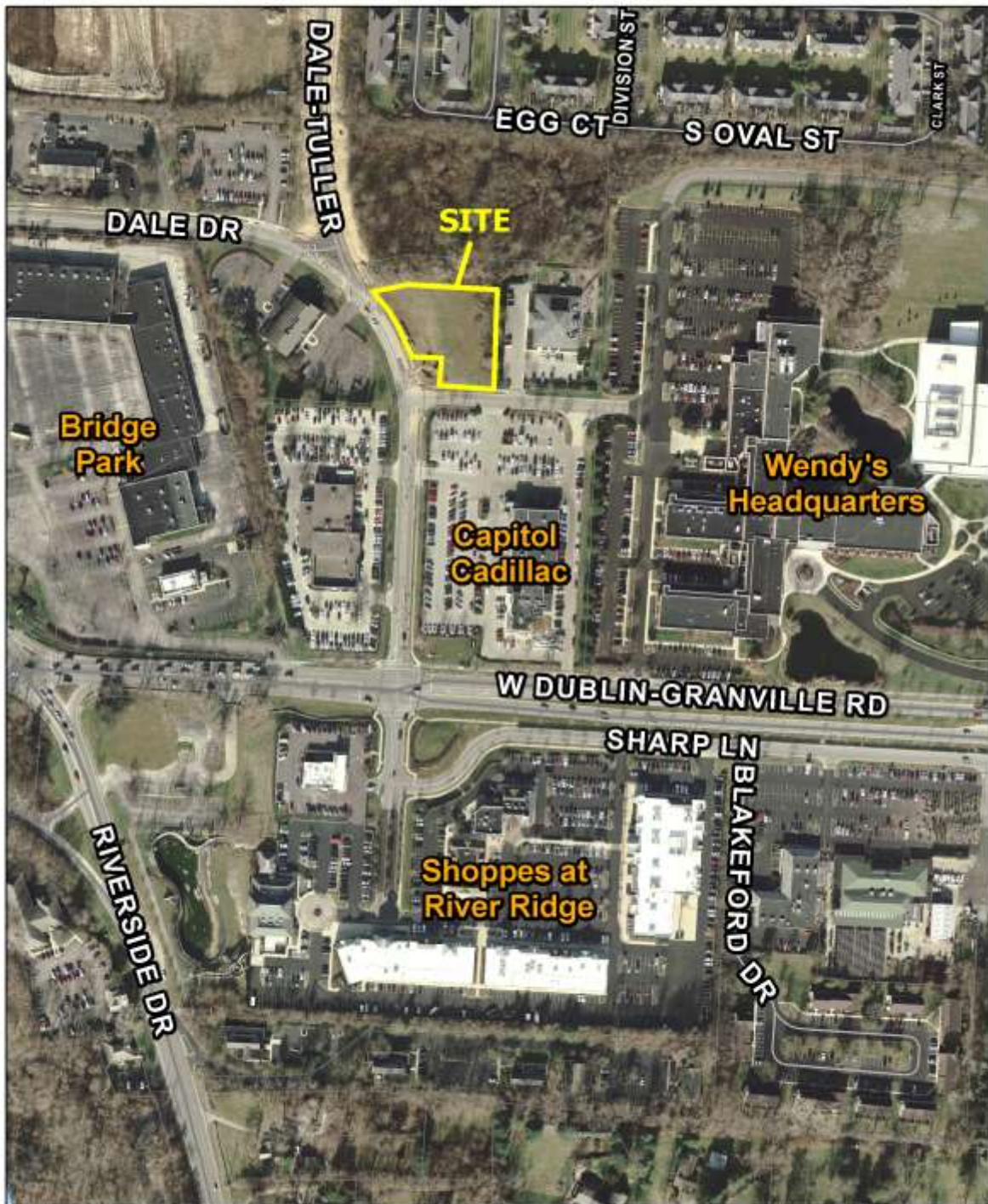
Planning Report

Thursday, June 11, 2015

Public Park and Ride Dale Drive

Case Summary

Agenda Item	3
Case Number	15-050CU
Site Location	Dale Drive A vacant parcel on the east side of Dale Drive, north of the intersection with West Dublin Granville Road.
Proposal	A <u>conditional use</u> to permit the use of the site as a public park and ride.
Request	Review and approval of a conditional use under the provisions of Zoning Code Section 153.236.
Owner	City of Dublin, Dana McDaniel, City Manager
Case Manager	Jennifer M. Rauch, AICP, Senior Planner (614) 410-4690 jrauch@dublin.oh.us
Planning Recommendation	<u>Approval of Waiver</u> Based on ART's analysis, the proposed Waiver complies with the applicable review criteria. Approval is recommended. <u>Approval of Conditional Use</u> Based on ART's analysis, this proposal complies with all applicable review criteria. Approval is recommended with no conditions.



Facts	
Site Area	4.52 acres
Zoning	BSD-SRN, Scioto River Neighborhood District
Surrounding Zoning	All surrounding properties are zoned BSD-SRN, Scioto River Neighborhood District.
Site Features	The site is currently vacant. A tree row is located along the eastern property line within a construction and landscape easement, which will be vacated. A 25-foot stream corridor protection area is located on the parcel to the north of the site and is not impacted with the proposal. The site is bound by Dale Drive on the west side and a private drive (Dave Way) on the south side.
Site History	June 4, 2015 The Administrative Review Team reviewed and approved the Minor Project Review application for the proposed site modifications with six conditions, and made a recommendation of approval to the Planning and Zoning Commission for the waiver and conditional use.

Details	Conditional Use
Plan Overview	The proposal includes site improvements and conditional use review for a new public park and ride. The proposed park and ride is located on the east side of Dale Drive, north of the intersection with West Dublin-Granville Road. Access to the site is at the southeast corner along the private drive located along the southern property line. The park and ride includes a bus shelter for passenger boarding and alighting on the east side of Dale Drive. The proposal includes 85 parking spaces with associated landscaping, lighting and security cameras. Underground detention is proposed for stormwater management.
Shelter	One 48-square-foot passenger shelter is proposed and is a detailed black metal and glass shelter placed on the east side of Dale Drive. The proposed shelter is in the required building setback to allow boarding and alighting along the east side of Dale Drive. The Zoning Code permits the Planning and Zoning Commission to approve modifications to specific zoning regulations as part of the conditional use process. The reduced setbacks for the shelter is requested as part of the conditional use review.
Landscaping and Lighting	Code permits interior landscaping requirement to be met through a series of design options. The proposal references Option B, which requires a minimum interior landscape island width of 10 feet with a minimum area of 300 square feet. The proposal is deficient in meeting this requirement with widths of approximately 5 feet and 8 feet, and area less than 250 square feet and therefore a Waiver is required. The ART has reviewed and made a recommendation of approval of the proposed Waiver (see analysis below).

Details	Conditional Use
Stormwater	The proposed plans indicate underground detention to accommodate the stormwater management for the site improvements. A detailed stormwater management plan will be required with the building permit submission.
Sign	A ground sign is proposed at the southwest corner of the site at the intersection of Dale Drive and the private drive. Code requires signs to be located 8 feet from the right-of-way, and a setback of approximately 3 feet is shown. The sign is shown in conflict with existing utilities and will need to be moved. Planning and Engineering will work to locate and orient the sign appropriately, which may continue to encroach into the required 8-foot setback. The Zoning Code permits the Planning and Zoning Commission to approve modifications to specific zoning regulations as part of the conditional use process. The reduced setbacks for the sign is requested as part of the conditional use review.

Analysis	Conditional Use
<i>Conditional Use Intent and Process</i>	Specifically listed conditional uses are provided within the zoning district regulations in recognition that such uses, although often desirable, will more intensely affect the surrounding area in which they are located than the permitted uses of such zoning districts. The Zoning Code sets forth development standards and criteria for locating and developing a conditional use in accordance with the nature of the surrounding area, conditions of development and with regard to appropriate plans. Section 153.236 of the Zoning Code identifies the criteria for the review and approval of a conditional use (full text of criteria at the end of this report).
1) <i>Harmonious with the Zoning Code and/or Community Plan.</i>	Criterion met: This proposal is consistent with the specific use requirements of the Zoning Code, with the exception of the shelter location, which will be reviewed and approved by Planning and Zoning Commission.
2) <i>Complies with applicable standards.</i>	Criterion met: The proposal is consistent with the Zoning Code, except as noted as part of the Conditional Use request.
3) <i>Harmonious with existing or intended character in vicinity.</i>	Criterion met: The proposed use will not alter the essential character of the area. The proposed park and ride site will be screened with the existing landscaping and incorporate lighting fixtures and levels in accordance with the Zoning Code. The operation of the use is concentrated primarily in the morning and early evening, with little to no activity during the day or on weekends.
4) <i>Will not have a hazardous or negative impact on surrounding uses.</i>	Criterion met: Proposed operations will not have an adverse effect on surrounding uses. Lighting is managed through the Zoning Code. Activity will be limited generally to daylight and early morning/evening during bus route operating hours.

Analysis	Conditional Use
5) <i>Will provide adequate services and facilities.</i>	Criterion met: Nearby streets are sufficient to accommodate expected traffic movements. The operator has indicated this facility meets their needs for location and size.
6) <i>Will not harm the economic welfare.</i>	Criterion met: This proposed continuation of the use contributes positively to the economic climate of the city by providing an additional community amenity and supporting the goal of reducing peak hour vehicular traffic.
7) <i>Create no use or characteristic that is detrimental to the surrounding uses.</i>	Criterion met: The use will not be detrimental to the surrounding area and will make use of a vacant site. The proposed park and ride facility will serve an amenity for the area and future development.
8) <i>Vehicular circulation will not interfere with existing circulation.</i>	Criterion met: Site circulation and stacking has been reviewed by Engineering. Nearby streets are sufficient to accommodate expected traffic movements.
9) <i>Not detrimental to property values in the vicinity.</i>	Criterion met: This proposal will not be detrimental to property values. The use will generally have fewer and less impact than what might be anticipated by a mixed-use development or other uses that could be approved.
10) <i>Will not impede the development or improvement of surrounding properties.</i>	Criterion met: The proposal will not impede development or improvement of the surrounding properties.

Analysis	Waiver
<i>Request</i>	Zoning Code Section 153.065(D)(5)(c) – Interior Tree Lawn – Min. 10-foot width and 300-square-foot area required.
1) <i>Request is caused by unique site and circulation issues.</i>	Criterion met: The reduced tree lawn size is due to the number of parking spaces identified by the user and the need to meet the required drive aisle widths.
2) <i>Not requested solely to reduce cost or as a matter of general convenience.</i>	Criterion met: Refer to the analysis above.

Analysis	Waiver
3) <i>Request does not authorize any use or open space type not permitted in the District.</i>	Not Applicable
4) <i>Request will ensure that the development is of equal or greater development quality.</i>	Criterion met: The reduced tree lawn will allow adequate room for the required tree plantings.

Recommendation	
Approval	<p>Administrative Review Team recommends approval of the proposal with no conditions, as it complies with the waiver review criteria of Section 153.066 and the conditional use review criteria of Section 153.236(C) with the following two exceptions:</p> <ol style="list-style-type: none"> 1) The proposed shelter will be permitted to encroach into the 5-foot setback, and 2) The proposed sign will be permitted to encroach into the 8-foot required setback.

CONDITIONAL USE REVIEW CRITERIA

Section 153.236(C) sets out criteria for the review and approval of a Conditional Use.

(C) Action by the Planning Commission. The Planning and Zoning Commission shall hold a public hearing and shall not approve a conditional use unless it finds that such use at the proposed location meets all of the following requirements:

- 1) The proposed use will be harmonious with and in accordance with the general objectives, or with any specific objective or purpose of the Zoning Code and/or Community Plan.
- 2) The proposed use will comply with all applicable development standards, except as specifically altered in the approved conditional use.
- 3) The proposed use will be harmonious with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- 4) The use will not be hazardous to or have a negative impact on existing or future surrounding uses.
- 5) The area and proposed use(s) will be adequately served by essential public facilities and services such as highways, streets, police, and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- 6) The proposed use will not be detrimental to the economic welfare of the community.
- 7) The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operations, including, but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor or other characteristic not comparable to the uses permitted in the base zoning district.
- 8) Vehicular approaches to the property shall be so designed as not to create interference with traffic on surrounding public and/or private streets or roads.
- 9) The proposed use will not be detrimental to property values in the immediate vicinity.
- 10) The proposed use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.